



Property Repair Estimate Sheet

Street Address: 478 Shelton Avenue City: Clinton # of units: 2

Date: 08/19/2024 Inspected By: Seth Rattet Vacant or Occupied: 1 unit occupied

Inspection Checklist:	YES OR NO	Notes
1. Need a roof?	No	
2. Exterior Paint/Siding?	No	Vinyl siding
3. Need windows?	Yes	Some are older and some are newer
4. Garage need repair?	N/A	
5. Landscaping?	Yes	Back yard is overgrown
6. Heating or Furnace need replaced?	No	They are both older but function. One unit is off so its unknown
7. Plumbing need repair?	Yes	Leak from the upstairs kitchen/bathroom that is leaking into the first floor and basement
8. Electrical need repair?	No	Updated panels electrical all seemed ok
9. Foundation need repair?	Yes	There is a crack in the foundation by the electrical panel. seems like normal settling
10. Basement need repair?	No	not Besides the crack
11. Need Interior paint?	Yes	
12. Need carpet? Tile? Refinished floors?	Yes	.
13. Need kitchen repairs?	Yes	
14. Sheetrock damaged?	Yes	
15. Does it have HVAC?	No	
16. Is the kitchen and baths outdated?	Yes	Bathrooms and kitchens are full gut probably
17. If duplex, is water meters separated?	n/a	
18. Other		

Notes: The house needs extensive remodeling and I'm sure has a pest probably throughout the home. There is a lot of rat fecal matter on the 3rd floor. The 2nd / 3rd floor is currently occupied and the first floor is vacant with a lot of debris.